



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, January 6, 2023** on the WebEx platform, which will be livestreamed on YouTube & TV 20 to consider the proposed Rezoning Legislation, listed below:

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcel of land north of Chester between East 81st and East 82nd Street. (Map Change 2664).

You can view a map and the details of the proposed map change by going to the City

Planning Website:

<https://planning.clevelandohio.gov/mc/index.php>

All interested property owners or their representatives and neighbors affected by the proposed zoning change are urged to be present to express their opinions on the proposed change in zoning so that the Planning Commission may have the benefit of their testimony in determining the recommendation to be made to City Council. Please note that individual statements made at the meeting will be limited to three minutes.

A second opportunity for comment will be provided at an official public hearing to be scheduled before City Council's Planning Committee. The time of that meeting will be announced through a separate mailing.

To keep the WebEx session to a manageable size, we are asking individuals that wish to Participate to contact the City Planning Office. Please call 216.664.2210 or email us at cityplanning@clevelandohio.gov



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcel of land north of Chester between East 81st and East 82nd Street. (Map Change 2664).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Multi-Family District permits One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. See §337.08 for a more detailed description of the Multi-Family Residential District.

Area District

Area District 'E' allows for a maximum gross floor area of residential buildings to be equal to ½ times the total lot area.

Height District

Height District '2' allows a maximum height of the building to be sixty (60) feet.

Proposed

Multi-Family District permits One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. See §337.08 for a more detailed description of the Multi-Family Residential District.

Area District

Area District 'G' allows for a maximum gross floor area of residential buildings to be equal to ½ times the total lot area.

Height District

Height District '3' allows a maximum height of the building to be one hundred fifteen (115) feet.



Specific Mapped Setbacks

A five (5) foot Specific Mapped Setback from the property line along the western frontage of East 82nd Street and the northern frontage of Chester Avenue between East 81st and East 82nd shall be established.

A ten (10) foot Specific Mapped Setback from the property line along the eastern frontage of East 81st Street shall be established.

A Specific Setback building line is a required front yard space in which no structures may be located, except where specifically allowed by the Cleveland Zoning Code. The specific mapped setback (or building line) indicated on the Building Zone Maps of the City are either from the property line or the street centerline, take precedence, and can only be changed with Map Change legislation (§357.07).

NOTE: If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.

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